



Dickinson Township
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PLANNING COMMISSION MEETING
July 10, 2019

PRESENT: EARL BOCK, BILL BAKER, ROBERT LINE III, DENNIS STRAUB, BETH KIKLA,
members; Jason Reichard, Engineer; Christian Miller, Solicitor, Laci Hockenberry, Receptionist.

VISITORS: Larry Barrick, Elizabeth Grant, Holly Evans, Tom Leblanc, Jim Zimmer

ABSENT: Glenn Kelso, Joshua Ford

CALL TO ORDER

The meeting was called to order at 6:00pm.

PLEDGE OF ALLEGIANCE - Those present recited the Pledge of Allegiance.

APPROVAL OF MINUTES

1. June 12, 2019 Planning Commission Regular meeting minutes

Robert Line clarified Darcie's last name is Frye-Price and ask this be amended in the June 12, 2019 Minutes. A motion was made by Bill Baker and seconded by Beth Kikla and passed by majority vote to approve the minutes of the June 12, 2019 meeting, as amended. Earl Bock abstained from voting.

CHAIRMAN'S COMMENTS: None

PUBLIC INPUT: None.

REVIEW OF PLANS

1. Final Land Development Plan for United Parcel Service (Deadline September 10, 2019)

Holly Evans, from Evans Engineering was present to continue the discussion on the proposal to change a detention basin located on the western end of the lot into an underground infiltration basin with trailer storage on top. Ms. Evans gave a quick overview of the plan and stated that they have received comments and have addressed them and are now requesting recommendation of approval. She informed the Board they are requesting 2 waivers. The first waiver being a modification of Chapter 178-13 to waive the preliminary plan submittal process. The second waiver being requested is the modification of Chapter 178-23 of the SALDO, to waive the requirement for an Environmental Impact Study. Ms. Evans stated at last month's meeting there was a discussion on the desire to add some additional landscaping or an earthen berm to the plan to alleviate noise concerns. They have addressed this and will be adding a berm to the western end of the property in an effort to work with the Township and honor this request.

Robert Line questioned what the berm height was being proposed. Ms. Evans stated the height would be between 5 and 7 feet and they will be replanting trees on top of the berm. Mr. Line stated the current ordinance is 15 feet. Ms. Evans stated that based on the grading of the basin they could not get any larger than the 5 or 7 ft. This allows an 8ft top on the berm that allows trees to be planted and grow properly in order to maintain stability.

Engineer Reichard addressed his comments dated July 10, 2019. He stated they had four comments and they were all very minor. After speaking to their Engineers there are just some adjustments and clarifications that are being requested. Ms. Evans explained these would be addressed and submitted to Engineer Reichard for approval before any plans are signed.

Manager Barrick addressed Zoning/Codes Officer Kelso's comments dated July 2, 2019. Ms. Evans has addressed most of these comments. Ms. Evans stated they have one comment at South Middleton Township and they are waiting on approval once they have NPDES permit approval. Once the NPDES is secured they are able to move forward.

Robert Line addressed some issues that he had, the first being there was a meeting held that was in compliance with the Sunshine Act and he would like that to be on record. He appreciated the consideration of a berm, but would prefer to see a sound wall instead. Mr. Line stated he does not support the waiver of the preliminary plan.

Bill Baker motioned to recommend granting the waiver request of Chapter 178-13 of the SALDO, to waive the preliminary plan submittal process. The motion was seconded by Denny Straub and passed by majority vote. Robert Line voted opposed.

Beth Kikla motioned to recommend granting the waiver request of Chapter 178-23 of the SALDO, to waive the requirement to provide an Environmental Impact Study. The motion was seconded by Bill Baker and passed by majority vote. Robert Line voted opposed.

Beth Kikla motioned to recommend approval of the Final Land Development Plan for UPS Distribution Center – Lot 3, with the condition be based on the applicant adhering to the Township Staff, Township Engineer and Cumberland County Planning Departments review comments; The applicant paying the park and recreation fee before the plan can be recorded; the applicant providing the financial security to the Township before the plan can be recorded; An approval being granted by South Middleton Township; the applicant receiving approval of an NPDES permit from the County Conservation District and the Township being provided with an approval letter; and the applicant paying in full all administration fees, inclusive of application fees, plan review and inspection charges, within sixty days following the date of written notice. The motion was seconded by Bill Baker and passed by majority vote. Robert Line voted opposed.

NEW BUSINESS - None

OLD BUSINESS

1. Draft Zoning Ordinance

Manager Barrick provided 2 memos outlining the changes made. He stated that the County came back with 12 comments and staff has worked with Solicitor Miller to make the changes accordingly. Manager Barrick attended the Cumberland County Planning Commission Meeting and they recommended approval with the noted comments to review and consider.

Chairman Bock questioned if there were any major issues. Manager Barrick said there were no substantial changes mostly changes of wording. One comment was concerning phase one studies. Staff did not feel that was necessarily warranted due to expenses, and would be based on a case by case scenario at the Board's discretion.

There was a brief discussion on the uses permitted in the LDR that are not permitted in MU. Examples of this were temporary family housing, parking and/or storage of recreation vehicles, and conservation design.

Denny Straub motioned to recommend approval of the Draft Zoning Ordinance with the recommendations that all uses permitted in the LDR district also be permitted in the MU district; that “Temporary family housing” accessory use be permitted in the MU district as it is permitted in the LDR district; “parking and/or storage of recreation vehicles and personal cargo trailers” accessory use be permitted in the MU district as it is permitted in the LDR district; “Group Home” use be permitted in the MU district as it is permitted in the BI district; the Supervisors reconsider the amendments to the Zoning Map to include expansion of LDR districts. Bill Baker seconded the motion and passed unanimously.

2. Draft SALDO Ordinance Discussion

Section 520.G (2) (E) - There was a brief discussion on the wording and it was asked to be clarified.

Section 520 J – Denny Straub requested that screening requirements be clarified to express that all screening plants have a 3 foot mulch bed.

Beth Kikla motioned to recommend approval of the Draft SALDO Ordinance with the recommendations that Section 520.G.(2)(E) be clarified to clearly express that, regardless of when a planting dies (1 year after planting or 20 years after planting), such planting shall be replaced within 30 days, as permitted by the seasons; the recommendation referencing screening requirements be clarified to clearly express that all screening plantings be required to have a 3 foot mulch bed as required in Section 520.J. Denny Straub seconded the motion and passed unanimously.

SOLICITOR’S REPORT – No report submitted.

ENGINEER’S REPORT – No report submitted.

ZONING OFFICER’S REPORT - No report submitted.

SUPERVISOR LIAISON REPORT – No report submitted.

ADJOURNMENT

Bill Baker motioned to adjourn the meeting at 6:41 PM. The motion was seconded by Beth Kikla and passed unanimously.

Respectfully submitted,

Laci Hockenberry
Receptionist